



MEMORANDUM

To: Mayor and City Councilors
From: Rich Olson, City Manager
Date: July 8, 2015
Re: Consideration – Adoption of Resolution Declaring City Property Surplus

BACKGROUND:

The City has received a request from Ms. Laura W. Simons regarding securing a piece of property the City owns, which is adjacent to her property (see attached letter). This parcel is located at 809 Shannon Street.

Staff's research indicates that the City acquired this property by Sheriff's Deed on June 29, 2005 (see attached deed).

ANALYSIS:

The property in question is approximately 40 foot x 78 foot and consists of 3,320 square feet. According to the Pasquotank County property appraisal card, the tract has a value of \$6,400(see attached). It is located in a R-6 zoning district; and although it is small, as a lot of record it is a buildable lot.

The property serves no practical purpose for the City and may be classified as surplus. Once the property has been declared surplus and a suitable offer has been received, the City Clerk would follow the upset bid process as determined by NCGS 160A-269, which reads as follows:

NCGS § 160A-269. Negotiated offer, advertisement, and upset bids.

A city may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bids. When an offer is made and the council proposes to accept it, the council shall require the offeror to deposit five percent (5%) of his bid with the city clerk, and shall publish a notice of the offer. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When a

bid is raised, the bidder shall deposit with the city clerk five percent (5%) of the increased bid, and the clerk shall readvertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the council may accept the offer and sell the property to the highest bidder. The council may at any time reject any and all offers.

Staff would bring the matter back to the City Council before any final action can be taken.

FINANCIAL:

Ms. Simons has submitted a bid of \$1,500 for this parcel. Staff does not believe this is a fair offer for this lot and would encourage the Council to reject the bid in favor of a more reasonable offer. Staff suggests a minimum bid for this parcel in the amount of \$2,500.

The Finance Committee discussed this matter during their meeting of July 8, 2015. Upon motion made by Mayor Peel, seconded by Councilman Donnelly, the committee unanimously recommended approval as presented by staff.

STAFF RECOMMENDATION:

By motion, adopt the attached resolution declaring the property identified as PIN: 892309055861 and Map 22-F-9 as surplus property and authorize the City Clerk to begin the upset bid process as required by North Carolina General Statutes once an offer of at least \$2,500 has been received for the property.

RCO/vdw

Resolution # 2015 – 07-_____
Declaring Real Property Surplus
and Authorizing Sale by Upset Bid Process

WHEREAS, the City of Elizabeth City is the owner of real property identified on the Pasquotank County Registry as PIN: 892309055861 and Map 22-F-9 and having a physical address of 809 Shannon Street; and

WHEREAS, the City of Elizabeth City has no current or future need of said property for public use and is desirous of selling said parcel.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elizabeth City that the parcel of property identified on the Pasquotank County Registry as PIN: 892309055861 and Map 22-F-9, located at 809 Shannon Street is hereby declared surplus to the needs of the City of Elizabeth City; and

FURTHER, the City Clerk shall be authorized to begin the upset bid process as required by North Carolina General Statutes §160A-269 once an Offer of Purchase for this parcel in the minimum amount of \$2,500 has been made to the City.

ADOPTED, this the 13th day of July 2015.

Joseph W. Peel
Mayor

Vivian D. White, CMC/NCCMC
City Clerk

Mrs. Laura W. Simons
811 Shannon Street
Elizabeth City, NC 27908
June 30, 2015

RECEIVED JUN 30 2015

Mr. Rich Olson
City Manager
City of Elizabeth City
302 E. Colonial Avenue
Elizabeth city, NC 27909

Dear Mr. Olson:

I'm writing to ask that you please accept this proposal to express interest in the parcel of land located at 809 Shannon Street, Elizabeth City, NC. My interest in the property is the location; this property is directly adjacent to home property. Mr. Olson, I'm submitting this bid of \$1500.00 for the above mention property at 809 Shannon Street, in which I'm submitting a 5 percent of \$75.00 *LWS*

Sincerely,



Laura W. Simons

Enclosure

~~Money order~~

Deed number 06-366
Transfer tax \$ 269.44
Pasquotank
Pasquotank County Assessor's Office

FILED in Pasquotank County, NC
on May 19 2006 at 02:44:42 PM
by: Dollie J. Summerour
REGISTER OF DEEDS

SHERIFF'S DEED

PIN #892309055861

NORTH CAROLINA
PASQUOTANK COUNTY

PREPARED BY: RANDY CARTWRIGHT

This deed made and entered into this 29th day of June, 2005, by and between Randy Cartwright, Sheriff of Pasquotank County, North Carolina, party of the first part, and City of Elizabeth City, P. O. Box 347, Elizabeth City, NC 27909, party of the second part.

WITNESSETH

That whereas the party of the first part, being duly licensed thereto by an execution issued upon a certain judgment docketed in the office of the Clerk of the Superior Court for Pasquotank County in a proceeding entitled "Pasquotank County vs Ruth E. Roldan" and due advertisement in accordance with law, did offer for sale and did sell, at public auction for cash to the highest bidder, at the courthouse door in Pasquotank County, on the 18th day of May, 2005, real estate herein described, when and where party of the second part became the last and highest bidder for the same at the price of \$8,697.17, and

Whereas, more than ten days have elapsed since the report of said sale was filed with the clerk of the superior court and no increase bid has been filed, and said sale having been confirmed by order of the superior court, and the said party of the second part, has fully paid the amount of the bid to the party of the first part;

Now therefore, in consideration of the premises and in further consideration of the sum of one dollar (\$1.00) in hand paid to the party of the first part by the party of the second part, receipt of which is hereby fully acknowledged, the said party of the first part has given, granted, bargained, sold, and conveyed, and does hereby give, grant, bargain, sell, and convey unto the party of the second part, their heirs and assigns, all of that lot, tract, or parcel of real estate lying and being in Elizabeth City Township, Pasquotank County, North Carolina, and being more particularly bounded and described as follows:

Property Map #22-F-9: That certain lot or parcel of land lying and being in Elizabeth City Township, Pasquotank County, North Carolina, and being located on the south side of Shannon Street (formerly Woodland Street), sometimes known as Woodley Street, and fronting on said Shannon Street (formerly Woodland Street), a distance of 40 feet, more or less,

and extending back between parallel lines a distance of 75 feet, and the house on said premises being numbered 9, and being one of the houses and lots divided to C. T. Wilson in Item Sixth of the Last Will and Testament of his father J. H. Wilson, which Will is recorded in Will Book "Q", Page 514, in the Office of the Clerk of Superior Court of Pasquotank County. And also being a part of the property conveyed by C. E. Overman and wife, to J. R. Wilson by Deed recorded in Book 26, Page 6, of the public registry of Pasquotank County. This property is known and designated as 809 Shannon Street, Elizabeth City, NC, And being the same tract of land conveyed to Roy Moore, Jr., by Deed recroded in Book 476, at Page 713, of the Pasquotank County Registry.

Reference is made to Deed Book 624, Page 345, in the Pasquotank County Public Registry.

To have and to hold the above-described premises and all privileges and appurtenances thereunto appertaining, to the said party of the second part, their heirs and assigns, to their only use and behoove forever free and clear of all encumbrances except all outstanding city and county taxes and all local improvements assessments against the above-described property not included in the execution in the above-entitled cause, as well as any and all transfer and recording fees applicable at the time of sale, in as full and ample manner as said party of the first part is authorized and empowered to convey the same;

In witness whereof, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

Randy Cartwright (Seal)
Sheriff of Pasquotank County

NORTH CAROLINA
PASQUOTANK COUNTY

I Yvonne B. Jones, notary public in and for the county and state aforesaid, do hereby certify that Randy Cartwright, Sheriff of Pasquotank County, North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing deed as his own act and deed.

Witness my hand and official seal, this 5 day of July, 2005.

Yvonne B Jones
Notary Public
My commission expires December 19, 2009.



PASQUOTANK COUNTY RESIDENTIAL PROPERTY INFORMATION

Tax Info	Maps	Sales	Election Info	Other
Location: 00809	Acct:	PIN:	MAP:	Deed:
SHANNON ST	22878	892309055861	22-F-9	915/376
				Deed Date:
				20060519

\$ \$

Owner

CITY OF ELIZABETH CITY
P O BOX 347
ELIZABETH CITY, NC 27909

Assessment

Prior Land:	\$6,600.00	Current Land	\$6,400.00
Prior Bldg:	\$0.00	Current Bldg	\$0.00
Prior Total:	\$6,600.00	Current Total	\$6,400.00

Taxed Acres: 0.076

Estimated 2013 City Tax: \$ 32.67 : *Estimated* 2014 City Tax: \$39.36

Estimated 2013 County Tax: \$41.58 : *Estimated* 2014 County Tax: \$48.64

ELIZABETH CITY INSID

[Click here to send Pasquotank County a better/correct picture. PID: 0010401](#)

Last Update: 20130506

DATE	SALES TYPE	SALE PRICE	SOURCE	ASSESSMENT	DEED BOOK/PAGE
20060519	LAND ONLY	\$ 0.00		\$ 6,600.00	915/376
LAND TYPE	SIZE		MKT Value		
PRIMARY	3320.0 SQ FT		\$ 6,390.00		

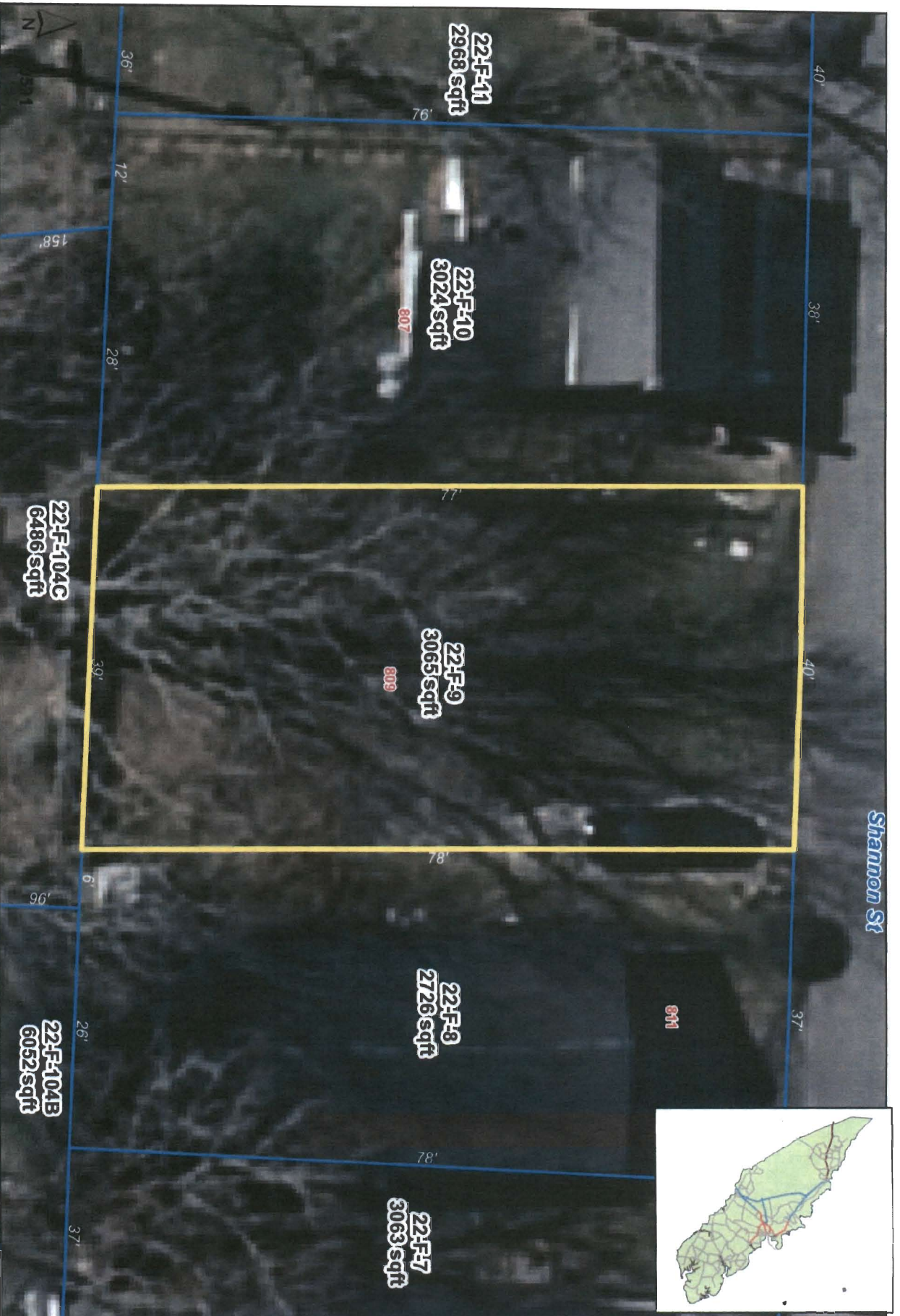
DWELLING DATA (SEE DISCLAIMER)

	BASE PRICE		COST DATA	
STYLE				\$ 0.00
STORY HEIGHT	0.0		PLUMBING ADJ	\$ 0.00
ATTIC			HEATING/AC ADJ	\$ 0.00
BEDROOMS	0		EXTERIOR TRIM	\$ 0.00
TOTAL ROOMS	0		FINISHED BASEMENT ADJ	\$ 0
FULL BATHS	0		FIREPLACES	\$ 0.00
HALF BATHS	0		ADDITIONS	\$ 0.00
YEAR BUILT	0		SUBTOTAL	\$ 0.00
YEAR REMODELED	0		GRADE FACTOR	0.0
GROUND FLOOR AREA	0.0		REPLACEMENT COST	\$ 0.00
TOTAL LIVING AREA	0		PERCENT GOOD	0%
CONDITION			RCNLD	\$ 0.00

DISCLAIMER: DWELLING DATA BASED ON OBSERVATION AND MAY NOT REFLECT ACTUAL VALUES. DWELLING DATA DOES NOT AFFECT THE VALUATION OF PROPERTY.

OUTBUILDING DATA

Type	Qty	Year	Size	Grade	Cond	Mode Code	MKT Adj	RCN	%GD	Value
	0	0	0X0.0			0000	0	0.0	0.0	\$ 0.0



Pasquotank County, NC

Date: 1/13/2015

Parcel Map

Disclaimer: The data provided on this map are prepared for the inventory of real property found within Pasquotank County, NC and are compiled from recorded plats, deeds and other public records and data. The data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey or zoning verification.

Map: 892309055861
Owner: 22-F-9
 CITY OF ELIZABETH CITY
 P O BOX 347
 ELIZABETH CITY NC 27909

Property Addr: 00809 SHANNON ST
Acct: 22878
Deed Book/Page: 915 / 376
Deed Date: 20060519
Assessed Value: \$ 6400
Taxed Acres: 0.076

1 inch = 14 feet
Ownership 2015
Aerial photography
March 2012





ElizabethCity
Printed June 29, 2015
See Below for Disclaimer



- Centerlines
- City Limits
- County Boundary
- Water
- Addresses
- Parcels
- Railroads

GIS Maps are not intended to be surveys and should not be used as such. Maps and tabular data presented on the Interactive Maps pages which follow are developed from public records and data sources including recorded deeds, plats, and other public records. Users of these mapping applications are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this website. While efforts have been made to use the most current and accurate data, Elizabeth City and the mapping and software companies assume no legal responsibility for the information contained in the Interactive Mapping Web Pages.